

FNCE90049 Property Investment, Development Finance

Credit Points:	12.5											
Level:	9 (Graduate/Postgraduate)											
Dates & Locations:	2016, Parkville This subject commences in the following study period/s: Semester 1, Parkville - Taught on campus.											
Time Commitment:	Contact Hours: One 3-hour seminar/workshop per week Total Time Commitment: Estimated total time commitment of 120 hours per semester											
Prerequisites:	<p>This subject is only available to students enrolled in the Graduate Diploma in Finance, Postgraduate Diploma in Finance, the Master of Finance, and for students in the Master of Management who have completed FNCE90018 Corporate Financial Policy and FNCE90056 Investment Management.</p> <table><tr><th>Subject</th><th>Study Period Commencement:</th><th>Credit Points:</th></tr><tr><td>FNCE90018 Corporate Financial Policy</td><td>Semester 1, Semester 2</td><td>12.50</td></tr><tr><td>FNCE90056 Investment Management</td><td>Semester 1, Semester 2</td><td>12.50</td></tr></table>			Subject	Study Period Commencement:	Credit Points:	FNCE90018 Corporate Financial Policy	Semester 1, Semester 2	12.50	FNCE90056 Investment Management	Semester 1, Semester 2	12.50
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FNCE90018 Corporate Financial Policy	Semester 1, Semester 2	12.50										
FNCE90056 Investment Management	Semester 1, Semester 2	12.50										
Corequisites:	None											
Recommended Background Knowledge:	None											
Non Allowed Subjects:	None											
Core Participation Requirements:	<p><p>For the purposes of considering request for Reasonable Adjustments under the Disability Standards for Education (Cwth 2005), and Student Support and Engagement Policy, academic requirements for this subject are articulated in the Subject Overview, Learning Outcomes, Assessment and Generic Skills sections of this entry.</p> <p>It is University policy to take all reasonable steps to minimise the impact of disability upon academic study, and reasonable adjustments will be made to enhance a student's participation in the University's programs. Students who feel their disability may impact on meeting the requirements of this subject are encouraged to discuss this matter with a Faculty Student Adviser and Student Equity and Disability Support: http://services.unimelb.edu.au/disability</p></p>											
Coordinator:	Dr Andre Gygax											
Contact:	Dr Andre Gygax Email: agygax@unimelb.edu.au (mailto:agygax@unimelb.edu.au)											
Subject Overview:	This subject presents the principles, concepts and methods needed to analyse an investment in an existing property, to analyse a potential property development and to raise private and public debt or capital for property investment. Discounted cash flows and real estate economics are the basis of these analyses. The subject introduces students to principles of rent and vacancy determination; the application of real estate market analysis to the investment decision; the financial analysis of properties; mortgage financing and the role of public debt taxation; and raising private capital for property.											
Learning Outcomes:	On successful completion of this subject, students should be able to: # Recognise the core determinants of property investment value and discuss their impact on a property investment or property development; # Evaluate and apply market information to derive a market analysis for an investment property or development; # Perform an investment analysis for an income producing property;											

	<ul style="list-style-type: none"> # Perform a financial analysis of a single use and multiple use development project; # Explain the impact of alternate capital structures on the value and risk of an investment property or development; # Analyse the impact of taxes on a property investment; # Explain the various mechanisms for raising private and public equity for a property investment and determine their impact on the investment decision.
Assessment:	3000 word assignment, or equivalent. Due in weeks 7-9 (30%); and Two-hour end-of-semester examination (70%).
Prescribed Texts:	You will be advised of prescribed texts by your lecturer.
Breadth Options:	This subject is not available as a breadth subject.
Fees Information:	Subject EFTSL, Level, Discipline & Census Date, http://enrolment.unimelb.edu.au/fees
Generic Skills:	<p>On successful completion of this subject, students should have improved the following generic skills:</p> <ul style="list-style-type: none"> # Oral communication # Written communication # Collaborative learning # Problem solving # Team work # Statistical reasoning # Application of theory to practice # Interpretation and analysis # Critical thinking # Synthesis of data and other information # Evaluation of data and other information # Using computer software # Accessing data and other information from a range of sources.
Related Course(s):	Graduate Diploma in Finance Master of Finance Master of Management (Accounting and Finance) Master of Management (Finance) Master of Management (Finance)
Related Majors/Minors/Specialisations:	150 Point Master of Management (Finance)